

1. **Meeting Minutes from Annual Meeting of the Membership:**

Tuesday, May 1, 2007

Board of Directors:

William Armbruster (co-President)

Cliff Blondes (co-President)

Jerry Greenberg (Member at Large)

Kathleen Hug (Member at Large)

Brian Rogers (Treasurer)

A quorum of members was established as present by Jerry Greenberg

2. **Creation of Nominating Committee for 2007-2008:** Simone Seym-Nickel, Chairwoman; Clayton Nickel; and Debbie Stein.

3. **Nomination and Election of Directors for 2007-2008:** Gayle Brooks, Simone Seym-Nickel, John Nickell, Sonia Rickman, Brian Rogers

4. **Financial Report from the Treasurer,** Brian Rogers (Budget handed out and attached to Minutes)

- a. Cash Reserves as of January 1, 2007 are \$5,680.33 not including Certificate of Deposit
- b. Reserves are \$10,533.07 in CD
- c. Budget for 2007 predicts \$4300 Net Income + \$500 interest income barring unforeseen expenses
- d. Annual Personal Property Tax Return – Needs to be filed annually by March 15. Form mailed to 2473 McCormick Road
- e. Tax Returns - Federal and State
- f. Mistakenly waived dues of \$2099.00 were collected
 - i. Still under investigation: \$172 possibly owed from 2471 McCormick Road (owner Ryan Moody) or Nations Title of Rockville (involved in sale from Nancy Shirey).
 - ii. All other waived dues paid including those owed by prior officers no longer living in the community.

5. **Legal Issue**

Cliff Blondes suggested that we should consider retaining professional Resident Agent of the corporation in lieu of himself

6. **Next Board of Directors Meetings:**

6/5/07 & 9/6/07 from 7:00 p.m. to 9:00 p.m. in the Blue Crab Conference Room located in Rockville City Hall, 111 Maryland Avenue, Rockville, MD. Anyone can attend.

7. **Siding and Trim-color Replacement Guidelines:** (Memorandum Attached).

- a. Siding and Trim-color guideline signed off by Board and handed out at meeting
- b. Needs to be posted on website and formally distributed to members
- c. Letters to the two homes being “grand-fathered” need to be sent (Cliff recommended sending certified, return receipt requested unless hand delivered and acknowledged as received). Current configuration is temporarily acceptable. Owners will have to conform

to standard or petition board for alternative color when next change in siding is anticipated.

8. **Roofing Shingle Replacement Materials and Colors:**

- a. Need Board determination that Certainteed in Cedar Brown is the only acceptable color for Townhouses without prior Board approval for variance.
- b. Current violation needs to be addressed for Trehan, 2455 McCormick - recently replaced Gambrel shingles do not match the roof shingle and are not Cedar Brown. Single family houses have greater shingle color and material diversity (cedar is common) and need to be evaluated further.

9. **Communications with Members:**

- a. Assessment of on-line mailing service through USPS – Currently able to send meeting notice by post-card. This is a considerable saver of time and money. Annual meeting proxy form also sent by printing on postage-paid postcards for ease of mailing by members.
- b. How best to use flintledge@googlegroups.com and FlintLedgeBoardtoMembers@googlegroups.com and encourage the use of same by the members. Only 18 of 39 invitations to join accepted to FlintLedgeBoardtoMembers@googlegroups.com
- c. Whether to attempt to adopt electronic form of notice and voting as permitted by Maryland Statute. MD Code RP Sect 11B-113.1 – Not currently possible based on uncertainty of all members having access to web.

10. **Website**

Needs management

Successfully removed outdated site maintained on www.geocities.com that Paul Jacobsen set up many years ago. www.geocities.com/PicketFence/3682/dummy.html

Emily Hutkoff stated that she wants her telephone number removed from the website and she will provide a link to where it is located

11. **Matching Grants:**

- a. 6/1/07 deadline - Community Clean-Up (including trees, curb marking, front entrance, etc.)

12. **Architectural Control:** Committee - Gayle Brooks

- a. Current Members: Gayle Brooks, Carol London and Emily Hutkoff
- b. Possible **improper home business** at 2419 McCormick that Dwayne Jenkins is discussing with Code enforcement.
- c. **Group pricing** through Superior Landscaping to offer to members. Not available according to Bill Messet, the owner.
- d. **Front Entrance** - Cliff is working with Dwayne Jenkins and City to develop a Memorandum of Agreement to address who owns railroad ties, flower beds and who can do what without the other's permission.

- e. **Mulching** - apparently on a July schedule for this rather than Spring due to when Superior last took over the contract.

- f. **Trees:**
 - i. **Single Family Right of Way Trees:** Rockville still will not take responsibility on this “tertiary road” to trim the Single Family Housing trees from a safety standpoint, citing blocking of the light posts, overhanging the road, blocking view of drivers, hitting bike riders, etc. Cliff suggested getting legal guidance.

 - ii. **Between two townhouse sections:** - City Forester suggested that they were in good shape but aging as the White Pines do, suggested trim and removing overhangs. When necessary, replacing with Leyland Cypress as done in the past is good for drainage and the acidity of the soil
 - (1) Bill of Superior Landscaping in conversation with Cliff suggested replacing one at a time. Mistake to top the pine trees.
 - (2) Bartlett Tree Service has met with Brian and their report suggested that they should be either fertilized and pruned on a regular basis, (every 3 to 5 years), or removed and replaced with a more suitable tree species (Leyland Cypress?). Quotations were given to Prune \$2,550; Remove \$3,600; Fertilize \$225 annually
 - (3) Denver Wilson gave Cliff a quote of \$600 to climb and trim Pogo Tree Service should be contacted since they are City contractors and City has found their service acceptable.
 - (4) HOA tree between Townhomes 2433 and 2407 McCormick Road needs to be straightened. Originally staked by Superior Landscaping. Tree is leaning.

 - iii. **Tall White Pine at rear of property 2403 McCormick** appears to be in danger of falling - City Forrester and Bartlett Tree Service suggesting either inspecting the root structure at significant cost or just having removed (approx \$600)

- g. **Annual landscaping and snow removal contract:** Report from Cliff Blondes on updated and expanded form contract including detailed specifications for the front entrance.

- h. **Outdoor Lamps:**
 - i. Fallen one at 2451 McCormick is in the process of being repaired and/or replaced
 - ii. **Replacement Policy** – Still under evaluation
Brian showed a post lamp purchased for \$71.98, (now \$55.98 on clearance with free shipping and no tax) from Lamps Plus (<http://www.lampsplus.com/>). The major difference from the original lamp is the use of 4 small (up to 60-watt) candelabra bulbs and no chimney instead of the single bulb/chimney configuration of the original.
Item # 93848, *Revere Street Collection 23 1/2" High Outdoor Post Light*. See picture below:



The proposed lamp is exactly the same width as the original post lamps. The vendor also sells matching wall lamps for \$89.98 (Item #93840, Revere Street Collection 23 ½" High Outdoor Wall Lights)

The vendor was questioned and would sell at volume for lower cost per piece. They had 58 in stock of the post lamps.

There was also a slightly smaller version of the above lamps in both post and wall styles. All lamps are available from other suppliers also, but at higher cost.

Google search turns up many suppliers of these lamps at varying prices.

<http://www.shopoutdoorlighting.com/OL93848.htm> has the same lamp for \$79.89 as of 6/1/07. Wall lamps are also available from this vendor.

i. **Sidewalk and Curbs:**

- i. **Townhouse Area:** Repair and/or replacement, as well as curb cuts for handicap access - Consider establishing a time-line for obtaining estimate of cost for sidewalk/curb repair by city expert or other independent source and determine if adequate reserves are available and, if not determine if a Special Assessment is required and, if so, whether just the townhome members can be assessed. A special meeting of the membership will need to be called. Brian Rogers is meeting with Romano Concrete, a City of Rockville concrete contractor to obtain a quote.
- ii. **Single Family Area:** Dwayne Jenkins is making arrangements to have Mr. Wilhelm meet with Gayle Brooks to inspect aprons and curbs inspected by the City of Rockville.

- j. **Street Markings:**
 - i. Parking Blocks for townhouse spaces marked “Reserved” or “Guest.”
2 spots, one must be designated, 66 spots /32 townhomes makes 2 extras (DJ says City will not allow restriction on parallel spots adjoining park)
 - ii. Painting of house number on curbs in Single Family Housing area with street address numbers is permitted by City of Rockville.
 - k. **Storm Water Management Pond:** Last heard it was planned for 2007-08 but notice for comment was supposed to be sent out again but Dwayne Jenkins does not see it in the budget or plans
 - l. Report of **preliminary inspection** of community for purposes of issuing violation notices was obtained by a walk-around by Gayle, Brian and Kathleen. A preliminary list of violations was created and will be evaluated by the new Board.
13. **Alliance of Rockville Neighborhood Associations:** Report of Lois Stoner who investigated and represents FLECA.
14. **Consider retaining Legal Counsel:** Cliff Blondes recommended that we determine what it would cost to have an experienced HOA specialist review FLECA’s legal documents to see what changes might be appropriate and to address the following:
- a. Right of Way Trees: see analysis prepared by Gary Bergel and John Nickell
 - i. Whether the City of Rockville can be forced to continue maintaining the trees that abut McCormick Road and McCormick Court on that portion of private property on which the City of Rockville has an easement (“Right of Way Trees”).
 - ii. Whether HOA can spend funds on trimming the Right of Way Trees that are on private property
 - (1) If not, whether legal documents could be amended to so permit and at what cost.
 - (2) Whether easements from single family private property homeowners would be required and at what cost.
 - b. Whether the HOA is responsible for maintenance of tree limbs attached to trees on HOA property when said limbs extend beyond the HOA property and over into private property.
 - c. What action, if any, should be taken to place the private day care business on notice that it may not use HOA property, including but not limited to the Tot Lot, without prior written permission of FLECA assuming adequate insurance and sharing of cost of maintenance/replacement.
Owner has previously agreed to not use Tot Lot and will probably create playground on private property.
 - d. What action, if any, should be taken against the home business operating at 2419 McCormick Road that appears to be in violation of City of Rockville regulations.
 - e. What action, if any, FLECA can take to cause the cessation non-permitted door-to-door solicitations. Dwayne Jenkins will check on best to restrict door-to-door solicitations.
15. **Consider retaining services of Surveyor:** To determine what is and is not FLECA community property to assist in making determination of what FLECA can spend money on and what property, e.g., concrete sidewalks and curbs, below to which Parcel for assessment purpose

FLINT LEDGE ESTATES
COMMUNITY ASSOCIATION, INC.
2473 McCormick Road
ROCKVILLE, MARYLAND 20850

MEMORANDUM OF BOARD OF DIRECTORS ACTION

Subject: Siding Replacement - Acceptable Sizes, Colors and Materials

Date: March 29, 2007

Summary: The colors, materials and Six and One-Half Inch (6.5") width of the attached vinyl siding, and described below, have been approved for siding replacement. While there are five (5) colors in total, only two (2) colors, at most, can be used as a replacement for any one of the original colors of siding used on any particular home. Selection of one of these choices for replacement requires no further approval by the Architectural Control Committee and/or the Board of Directors, as long as all siding on the home is replaced at the same time.

Discussion: The three (3) colors of aluminum siding used when the homes originally were built no longer are available. This is true with respect to the Eight Inch (8.0") width, as well as for at least one of the colors, i.e., off-white/warm pink. There are nine (9) single family homes that, to date have had siding replaced ("Previously Replaced"). Unfortunately, the records of the Association do not reflect that each of the Previously Replaced homes sought the approval of the Association for the changes made. Consequently, in order to have a similar degree of uniformity, the colors herein chosen are driven, partially, by what already has been utilized.

It also is necessary to establish acceptable paint and vinyl cladding/capping colors that can be used, for each siding color, on the gutters, down-spouts, vents, bay windows, garage door and trim, around windows and any other areas not considered shutters or doors.

In addition, it has come to the attention of the Board that the replacement siding used on 2324 McCormick Road is not one of the now approved colors and that on 2305 McCormick Road, sometime prior to 2000, replacement siding was installed on only the front portion of the home and, to the best of the Board of Directors' knowledge, the color used no longer is available. Consequently, it does not appear to be feasible to request that the remainder of the home have its siding replaced with the same color. The Board of Directors considered all options available and decided to grandfather in the current siding mis-matches for 2305 McCormick Road and 2324 McCormick Road, only until such time as any siding on these homes is replaced, at which time all siding must be replaced using then accepted color, size and material.

Siding Replacement - Acceptable Sizes, Colors and Materials - Dated March 29, 2007

ADDRESS OF HOMES WHERE SIDING REPLACED ("Previously Replaced")	COLOR USED	TRIM COLOR	GARAGE COLOR	HOA APPROVAL	COMMENTS
2 McCormick Ct. (Arseniev)	Savannah Wicker	Tan		YES	Looks like original siding with new cladding and garage door
2300 McCormick Road (Han)	<i>Desert Tan</i>	White			
2303 McCormick Road (Kovin/Burmiski)	<i>Desert Tan</i>	Candlebark			is it not 2307?
2305 McCormick Road (Stromburg) ONLY THE FRONT DONE	Tone between Cypress and Woodland Mist				Incorrect color and only front portion of home replaced
2314 McCormick Road (Rogers/Peng)	Cypress	matching cladding and Candlebark			
2321 McCormick Road (Medlin)	Natural Clay	matching cladding			
2322 McCormick Road (Stein/Nickel)	Heritage Cream	matching cladding		YES	
2324 McCormick Road (Czapary)	Woodland Mist	matching cladding		YES	Incorrect color
2328 McCormick Road (Brown)	Savannah Wicker	matching cladding		Yes / ?	

Siding Replacement - Acceptable Sizes, Colors and Materials - Dated March 29, 2007

Motion: Brian made the following motion that was seconded by Cliff and agreed to unanimously.

The following Six and One-Half Inch (6.5") wide siding may be used for replacing of siding as long as all siding on the home is replaced at the same time. The color choices are restricted and associated with the original color of the aluminum siding. The associated paint and/or vinyl cladding/capping colors that must be used also are provided below.

Color of Original Aluminum Siding	Acceptable Color of Monogram Carolina Beaded by CertainTeed	Acceptable Colors of Silhouette Classic by Alcoa	Paint and/or vinyl capping colors that can be used for each siding color on the gutters, down-spouts, vents, bay windows, garage door and trim, around windows and any other areas not considered shutters or doors		
			Paint - Satin Finish	CertainTeed	Alcoa
Off-White/Warm Pink	Light Maple (55)	Champaign	Duron 8671 W Burbury Beige	Desert Tan (07)	Almond Smooth
	Savannah Wicker (59)	Wicker			
Off-White/Yellow	Heritage Cream (11)	Classic Cream	Duron 8672 W Tequila	Desert Tan (07)	Almond Smooth
Green	Natural Clay (60)	Pebblestone Clay	Duron 8182 W Candlebark	Desert Tan (07)	Almond Smooth
	Cypress (42)	Brookstone			

Siding Replacement - Acceptable Sizes, Colors and Materials - Dated March 29, 2007

A letter is to be sent to the current owners of 2305 McCormick Road informing them that the current siding on the front of their home violates the Architectural Control provisions of the Association's Declarations but that it need not be changed at this time if it is agreed that when any siding is repaired and/or replaced that all siding on the home will be changed to something that at that time is an accepted material, size and color.

A letter is to be sent to the current owners of 2324 McCormick Road informing them that the current siding on their home violates the Architectural Control provisions of the Association's Declarations but that it need not be changed at this time if it is agreed that when any siding is repaired and/or replaced that all siding on the home will be changed to something that at that time is an accepted material, size and color.

Vote: (sign)

Circle One

Cliff Blondes

YES / NO

Brian Rogers

YES / NO

Jerry Greenberg

YES / NO

William Armbruster

YES / NO

Kathleen Hug

YES / NO